

26 Roseberry St, Hawthorn East VIC 3123



Prepared by **Jessica Blake** for **Sample**

AGENT CONTACT




Jessica Blake

Professional, energetic and knowledgeable, Jessica Blake is one of Camberwell's leading real estate specialists. Starting her own company, Blake Estate Agents in 2016, she leads the industry in innovative marketing campaigns, skillful auctioneering and successful private sales. Jessica will do her best to secure the best price for you every single time, using her experience in the area to provide you with an expert valuation.


High Five
Real Estate



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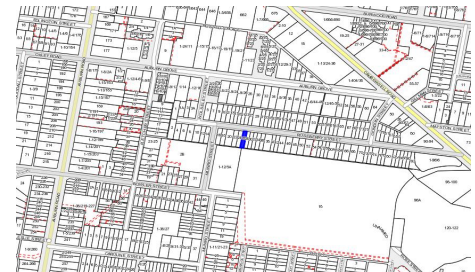
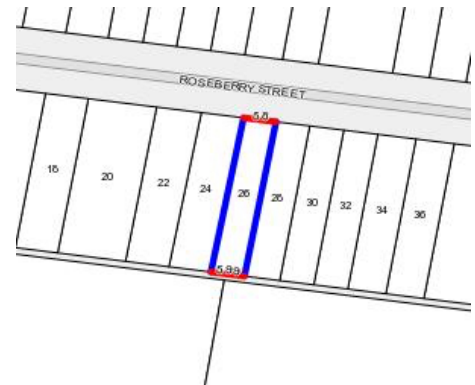
 335 Camberwell Road
CAMBERWELL VIC 3124

PROPERTY REPORT



SITE DETAILS

Lot/Plan Number	1/TP299553
Area	205.2 m ²
Melway Map Ref	45G11
Planning Zone Number	422
Overlay Zone	-
Perimeter	81
Planning Scheme Zone	ZN
Planning Zone	PPRZ
Municipality	Boroondara

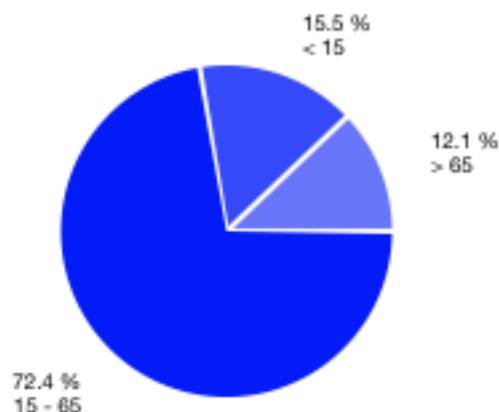
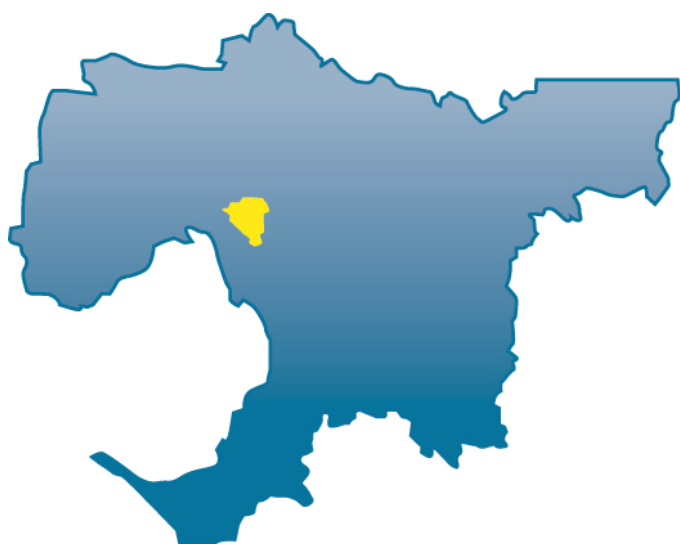


Demographic profile for Hawthorn East

Hawthorn East is located 8 km east of the CBD.

Hawthorn East is a small mixed use suburb in Melbourne's inner east. Significant commercial centres line the east and west boundaries (Auburn Road and Burke Road respectively). The suburb has a highly educated population with a significant proportion (23%)

of it's labour force employed in the finance, property and business sectors. The suburb also features the Swinburne Technical School, the head office of Coles-Myer Ltd and Anderson Park.



Suburb

Hawthorn East

Local Government Area

Boroondara

Median Age

33

Population

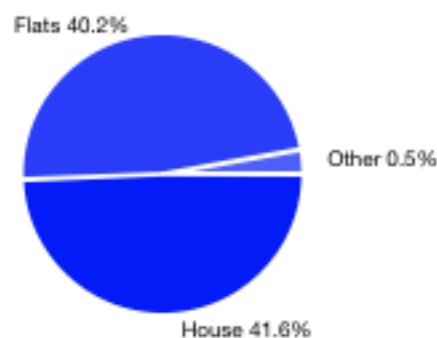
Under 15 years	2033
15 - 65 years	9487
65 years and over	1582
Total	13101

*Based on the latest available data from the Australian Bureau of Statistics, Census 2011

Demographic profile for Hawthorn East

Dwelling Type

Separate house	2125
Semi-detached (row/terrace)	-
Flat, unit or apartment	2056
Other	24
Total	5111



Rent vs Own

Own	1643
Purchasing	1375
Rent government	90
Rent private	1850
Other	16



Median Loan Repayments & Income

Monthly loan repayment	\$2,392
Weekly rent	\$355
Weekly individual income	\$862
Weekly family income	\$2,558
Weekly household income	\$1,832

*Based on the latest available data from the Australian Bureau of Statistics, Census 2011

Median Prices for Hawthorn East

MEDIAN PRICE: This provides a measure of the midpoint of house sales, meaning that 50% of sale prices are greater than the median and 50% are below the median. In general, the median price is preferable to using average sales price, which can be skewed upwards in any time period by a number of expensive property sales.

House Median Price



Unit Median Price



Capital Growth for Hawthorn East

CAPITAL GROWTH: The increase in value of an asset or investment i.e. the difference between the current values and the original purchase price. In other words, selling the property would result in you having more capital than you had when you originally purchased them.

House Capital Growth



Unit Capital Growth



Property History for

26 Roseberry St, Hawthorn East VIC 3123



26 Roseberry St, Hawthorn East VIC 3123

Victorian charm, renovated modern function and a second to none position close to Camberwell Junction and Auburn Village indeed create a fine set of area entry, single level downsize or investment credentials for "Euroka" but it's the opportunity to maximise a deep parcel directly abutting popular parkland that generates the greatest excitement here. Existing single fronted proportions offe...

2 1 0

Price: \$1,100,000
Method: Auction Sale
Date: 27/08/2016
Rooms: 4
Property Type: House (Res)
Land Size: 214m²



26 Roseberry St, Hawthorn East VIC 3123

Construction: Wb

2 - -

Price: \$219,000
Method: Auction Sale
Date: 24/02/1996
Rooms: 5
Property Type: House
Land Size: 205.075m²

Comparable Sales on Roseberry St, Hawthorn East

SELECTION CRITERIA

Date is between 03/06/2016 and 03/01/2017
Address is 26 Roseberry St, Hawthorn East VIC 3123
Property Type is one of House
Bathrooms is between 341939856 and 341939856

Sale Type is one of Sold At Auction, Sold Before Auction, Sold After Auction, Private Sale/Treaty, Expression Of Interest, Tender, Sale
Bedrooms is between 341939872 and 341939872
Searching properties in 2.0 km radius



45 Roseberry St, Hawthorn East VIC 3123

An exceptional opportunity exists to further develop this late Victorian, 2 bedroom, single fronted weatherboard home (STCA). Neat and well maintained, this character cottage exudes welcoming charm with its original verandah lacework and block fronted facade. A previous rear extension has opened up the home considerably housing an impressive kitchen/family/meal space b...

 2  1  0

Price: \$1,335,000
Method: Auction Sale
Date: 17/09/2016
Rooms: 3
Property Type: House (Res)
Land Size: 222m²



26 Roseberry St, Hawthorn East VIC 3123

Victorian charm, renovated modern function and a second to none position close to Camberwell Junction and Auburn Village indeed create a fine set of area entry, single level downsize or investment credentials for "Euroka" but it's the opportunity to maximise a deep parcel directly abutting popular parkland that generates the greatest excitement here. Existing single fronted proportions offe...

 2  1  0

Price: \$1,100,000
Method: Auction Sale
Date: 27/08/2016
Rooms: 4
Property Type: House (Res)
Land Size: 214m²

Comparable Sales around Hawthorn East

SELECTION CRITERIA

Date is between 03/06/2016 and 03/01/2017
Address is 26 Roseberry St, Hawthorn East VIC 3123
Property Type is one of House
Bathrooms is between 341939856 and 341939856

Sale Type is one of Sold At Auction, Sold Before Auction, Sold After Auction, Private Sale/Treaty, Expression Of Interest, Tender, Sale
Bedrooms is between 341939872 and 341939872
Searching properties in 2.0 km radius



341 Riversdale Rd, Hawthorn East VIC 3123

Positioned minutes from the bustling cafe and shopping precinct of Camberwell Junction, this graceful Edwardian exudes yesteryear charm and elegance alongside updated amenity, delivering a relaxing and low-maintenance lifestyle with brilliant location benefits. The single-level two bedroom layout affords generous flexibility with zoned living areas for peaceful enjoymen...

2 1 2

Price: \$1,450,000
Method: Auction Sale
Date: 17/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 355m²



20 Beaconsfield Rd, Hawthorn East VIC 3123

A brilliant balance of indoor-outdoor space, period and modern features plus easy access to nearby Camberwell Junction and expansive parkland ensures this attractive 1920s residence is the ideal fit for now and the future. Stylishly updated throughout a single-level floorplan flooded with northern light, this fabulous solid brick home on a 390 sqm allotment (approx.) in a beautiful tree-li...

2 1 2

Price: \$1,585,000
Method: Auction Sale
Date: 10/12/2016
Rooms: 4
Property Type: House (Res)
Land Size: 390m²



22 Stewart St, Hawthorn East VIC 3123

The perennial allure of classic Victorian architecture is superbly displayed through this charming freestanding Hawthorn brick, slate roofed residence. Nestled within a picturesque historic streetscape near schools, Rathmines Reserve, Auburn station, Burke Rd trams and shops, its immaculately presented interior offers immediate comfort while considering its exceptional potential for a renovati...

2 1 0

Price: \$1,140,000
Method: Auction Sale
Date: 03/12/2016
Rooms: 4
Property Type: House (Res)
Land Size: 230m²



742 Burwood Rd, Hawthorn East VIC 3123

At Burwood Road's quieter end, this pre loved Bungalow's brave renovation, new family home or rich redevelopment rewards (STCA) are made crystal clear by its substantial 432sqm approx. parcel with rear ROW access and its' immediate proximity to Camberwell Junction. Behind a classical facade, four principle rooms precede deep rear dimensions that stretch out to create a...

2 1 2

Price: \$1,550,000
Method: Auction Sale
Date: 03/12/2016
Rooms: 3
Property Type: House (Res)
Land Size: 432m²



12 Bell St, Hawthorn VIC 3122

A picture-perfect facade behind a pretty picket fence adjacent to Hull Street Reserve. This well-maintained, freestanding single-level Victorian residence, offers a superb lifestyle opportunity to live on a quiet picturesque street, literally moments from Glenferrie Road shops and cafes. A traditional entranceway with iron lace verandah and an arched hallway, present two generous bedrooms featurin...

 2  1  2

Price: \$1,820,000

Method: Auction Sale

Date: 22/10/2016

Rooms: 4

Property Type: House (Res)

Land Size: 253m²

On the market in Hawthorn East

SELECTION CRITERIA

Date is between 03/06/2016 and 03/01/2017
Address is 26 Roseberry St, Hawthorn East VIC 3123
Property Type is one of House
Bathrooms is between 341939856 and 341939856

Sale Type is one of Sold At Auction, Sold Before Auction, Sold After Auction, Private Sale/Treaty, Expression Of Interest, Tender, Sale
Bedrooms is between 341939872 and 341939872
Searching properties in 2.0 km radius



7 Fairmount Rd, Hawthorn East VIC 3123

Stunningly renovated, with all the convenience of a modern home and still retaining old world charm, this charming beautifully presented 2 bedroom semi detached home is perfect for those wishing to avoid body corporate issues whilst providing an easily manageable block with room left to entertain or alternatively an excellent opportunity to break into the inner Melbourne market.S...

 2  1  2

Method: For Sale (private)
Date: 29/12/2016
Rooms: -
Property Type: House
Land Size: -



6 Hull St, Hawthorn VIC 3122

A blissfully quiet streetscape walking distance to the buzz of Glenferrie Road sets the scene for this timeless terrace offering a unique and exciting opportunity to transform from cute to cutting-edge. Complete with architectural plans (for a sensational two-level renovation and extension), the home's current floorplan includes a side hallway accessing two bedrooms, central lounge, functional...

 2  1  0

Method: For Sale (private)
Date: 22/11/2016
Rooms: -
Property Type: House
Land Size: -